

## **HAMPTON PLANNING BOARD**

### **Minutes**

**July 16, 2008 – 7:00 p.m.**

**PRESENT:** Robert Viviano, Vice-Chair  
Fran McMahon  
Tom Higgins  
Richard Bateman, Selectman Member  
Mark Loopley, Clerk  
Candice Sicard, Planning Secretary

**ABSENT:** Jamie Steffen, Town Planner  
Tracy Emerick, Chairman  
Keith Lessard

### **I. CALL TO ORDER**

Vice Chairman Viviano began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

### **II. ATTENDING TO BE HEARD**

### **III. CONTINUED PUBLIC HEARINGS**

#### **08-016 1048 Ocean Blvd. Continued from 04/02/08, 05/07/08, 06/18/08**

Map 116 Lot 4

Applicants: Dean Koravos

Special Permit to Impact Wetlands: To remove existing dwelling and larger concrete foundation that supports the decking to construct a new dwelling.

Owner of Record: Dean Koravos

#### **BOARD**

Mr. Viviano noted that the applicant requested a continuance to the August 20, 2008 Planning Board Meeting.

**MOVED** by Mr. Higgins to continue the referenced application to the September 17, 2008 meeting.

**SECOND** by Mr. McMahon

**VOTE:** 5-0-0 **MOTION PASSED**

#### **08-013 431-435 Ocean Blvd Continued from 03/05/08, 04/16/08, 05/21/08, 06/18/08**

Map 266, Lots 27 & 47

Site Plan Review: To demolish Riviera Motel and residential buildings. Construct a 23-unit condominium with on-site parking and amenities. Eliminate 3,550 SF of impervious in buffer, restore wetlands along the marsh.

Applicant: Kier Family Entrepreneurs Inc.

Owner of Record: Denise Campeau & Kier Family Entrepreneurs Inc.

#### **08-014 431-435 Ocean Blvd Continued from 03/05/08, 04/16/08, 05/21/08, 06/18/08**

Map 266, Lots 27 & 47

Special Permit to Impact Wetlands: To demolish Riviera Motel and residential buildings. Construct a 23-unit Condominium with on-site parking and amenities. Eliminate 3,550 SF of impervious in buffer, restore wetlands along the marsh,

Applicant: Kier Family Entrepreneurs Inc.

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**July 16, 2008 – 7:00 p.m.**

Owner of Record: Denise Campeau & Kier Family Entrepreneurs Inc

#### **APPLICANT**

Appearing were Steve Ells Attorney, David Kier Applicant, Mike Witcher, Joe Coronati Jones & Beach, Robert Cummings Fire Protection Engineer. Mr. Cummings explained the issues he and the Fire Department have been through and the current status of the project. Mr. Cummings provided the Board members with a letter and he explained each of his comments through the review of the project, his concerns, and also revisions that have been made. He mentioned that Jon True and himself recently talked about the exterior siding of the building, based on the relatively small set back, Mr. True has asked the applicant use a noncombustible siding. He also wanted an emergency escape ladder on the fourth and fifth level of the building. He noted that the owners agreed to these comments and will add them to their plan. The Board asked how fire trucks would get to the back of the building and Mr. Cummings explained they would not drive around back but the Fire Department would use a standard land ladder to access the upper floors of the building in an emergency situation. Mr. McMahon asked about the alarm system being transmitted to the Fire Department. Mr. Cummings explained that the line is not direct to the Fire Department but that there is a monitoring station which would transfer calls to the Fire Department. Attorney Ells noted that there were few changes to the plan because they wanted to work out fire issues first. Mr. Coronati explained he is working on Ambit's review comments. Mr. Higgins asked about the snow storage area on the plan and it was clarified where the snow would be stored. There was concern about storing snow in the buffer; Mr. Higgins would like the snow storage to be shown on the plan (not in the wetlands buffer). Mr. Higgins asked about the final height of the garage doors. Mr. Witcher said the height is eight feet. Mr. McMahon asked about the review from the Hampton Beach Area Commission and suggested that once the plan became more complete that the applicant communicate with the commission again. Attorney Ells explained the noncombustible siding is similar to that found at 429 Ocean Boulevard. Mr. Higgins asked where the pool drained, Mr. Coronati said at the next meeting he will answer this. The Board discussed the retaining wall. Mr. Coronati explained in further detail the sidewalk on the property and the six-inch curb. Mr. Loopley asked about the existing fence and if it would be replaced.

#### **PUBLIC**

Sharon Somers, Donahue Tucker, explained her concerns and looks forward to coming back after engineering comments are back.

#### **BOARD**

Mr. Higgins asked about a timetable for coming back to the Board. Mr. Coronati suggested 30 days.

**MOVED** by Mr. Loopley to continue to August 20, 2008.

**SECOND** by Mr. Higgins

**VOTE:** 5-0-0

**MOTION PASSED**

#### **IV. CONSIDERATION OF MINUTES of July 2 2008**

Page 3: "Mr. Lessard noted that the public has the right to speak for or against the project" Changed to "Mr. Lessard noted that the public has the right to comment on the new 72-hour traffic study".

**MOVED** by Mr. McMahon to approve the minutes as amended

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**SECOND** by Mr. Bateman

**VOTE:** 5-0-0

**MOTION PASSED**

**V. CORRESPONDENCE**

**VI. OTHER BUSINESS**

1. Royal Shores Extension

Jean Boudreau, explained fencing had been installed. Mr. Loopley explained his concerns about the appearance of the lot.

Charles O'Malley addressed his concerns and was not in favor of the extension of the project.

Mr. Viviano explained that the application has been approved, and this is just an extension because they did not start the project within the year of approval. She also cannot build during the summertime.

Nancy O'Malley addressed her concerns and was not in favor of the approval of the extension.

The Board noted that the Town Planner has looked at the fence and that it was acceptable. The Board discussed the previous history of projects on the address. Mr. Bateman noted that the project was an active nuisance and that the fence should be maintained.

**MOVED:** By Mr. Higgins to grant a 30-day extension subject to removal of orange snow fence, filling in of any holes on the property and repairing gaps to the fencing. The remainder of the extension shall be heard on the August 20, 2008 meeting.

**SECOND:** Mr. Bateman

**VOTE:** 5-0-0

**MOTION PASSED**

2. Bond Adjustment- Sherburne Place

It was noted that the Department of Public Works approved the bond reduction. The recommended \$38,300.00 is to remain and the difference would be returned

**MOVED:** Mr. Higgins to reduce the bond amount, leaving \$38,300.00 remaining in the account.

**SECOND:** Mr. McMahon

**VOTE:** 5-0-0

**MOTION PASSED**

**VII. ADJOURNMENT**

**MOVED** by Mr. Higgins to adjourn.

**SECOND** by Mr. Loopley

**VOTE:** 5-0-0

**MOTION PASSED**

Meeting adjourned at 7:42pm

Respectfully Submitted,  
Candice Sicard, Planning Secretary